

***Development Zone***



## Development Zone

*[Existing conditions inventory maps and photographs follow this section].*

### Introduction

The Development Zone is located in the southwestern corner of the ranch. This area provides the primary visitor services, such as a contact station/bookstore, restrooms, and parking. A new collections and archival storage building and parking area were added in 2002. It is bounded by the elevated railroad corridor on the west, Business Loop 90 on the east, the Warren Residence landscape area on the north, and the park boundary on the south.

### Natural Systems and Features

[see Map EC-41 at the end of this section]

The developed land within this area is generally flat and consists mostly of very deep and well drained Beaverell loams. This area drains to Johnson Creek, which passes through the southern edge of the visitor center area. Its small riparian zone (see Photo 3-9-1), consists of Gregson loams, which are very deep and somewhat poorly drained soils.

### Vegetation

[see Map EC-41 at the end of this section]

The grasses in this area consist of mostly crested wheatgrass and smooth brome. The riparian zone of Johnson Creek consists primarily of cottonwoods and willows common throughout the other riparian woodlands. Spotted knapweed is an invasive exotic species prevalent throughout this area.<sup>1</sup>

### Spatial Organization

[see Map EC-42 at the end of this section]

The core of the Development Zone landscape is comprised of the **Visitor Center Developed Area**. This area consists of the visitor contact station/bookstore, restrooms, parking areas, and the curatorial storage building. It is generally organized around the large visitor parking area that is accessed from Business Loop 90. The visitor center developed area is bounded on the north by the Stuart Pasture, and on the south by the Development Zone Field and Johnson Creek Riparian area. Jack-leg fencing reinforces these boundaries. The curatorial storage building and its parking area are located on the south side of the developed area.

The **Johnson Creek Riparian Area** is defined by Johnson Creek and the large cottonwood trees contained here. It is bounded on the east by Business Loop 90, on the north by Visitor Center Field and the curatorial storage building, on west by the railroad corridor, and on the south by the NHS boundary fence. Jack-leg fencing reinforces the boundaries on all but the northern side.

The **Stuart Homestead Field** is defined by the railroad corridor and jack-leg fencing to the west, Johnson Creek riparian area to the south, the curatorial storage building and parking area to the east, and the visitor parking area, interpretive trail, and jack-leg fencing on the north. This field is grazed.

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<sup>1</sup> Rice and Ray, 1984, 24; Janet Hardin, "Plant Species & Locations, Grant-Kohrs Ranch National Historic Site Database, Final Inventory" (Missoula: University of Montana, Division of Biological Sciences, June 3, 2003).

The **Interpretive Trail Area** links the visitor center developed area with the Grant-Kohrs Residence via a railroad underpass. This area is defined by jack-leg fencing on all sides, as well as by the sloping topography.

### **Land Uses**

[see Map EC-41 at the end of this section]

The uses within this area are associated with visitor services, interpretation, research, collections storage, and park administration. The Johnson Creek riparian area is preserved for conservation and flood management.

### **Constructed Water Features**

There are no known constructed water features in this area.

### **Circulation**

[see Map EC-42 at the end of this section]

The main **Visitor Entry Drive** (see Photo 3-9-2) connects Business Loop 90 with the visitor center parking lot. This entry road and parking area are paved with asphalt. The parking lot is a continuous oblong loop with 24 90-degree angle, double loaded, center-aisle parking spaces (see Photo 3-9-3). One single row of parking is located on the northern edge and contains two handicap-accessible spaces. Two circular grass traffic islands are positioned at either end to control traffic flow (see Photo 3-9-4).

The curatorial building is accessed via an **asphalt driveway** off the southern end of the visitor parking lot (see Photo 3-9-5). Its parking area is located to the west of the curatorial building and contains five parking spaces and a loading area.

A six foot wide **asphalt sidewalk** connects the parking area with the restrooms and visitor contact station (see Photo 3-9-6). It continues underneath the railroad trestles to the home ranch complex where it terminates at the Grant-Kohrs Residence (see Photo 3-9-7). Interpretive signs are placed along the trail to educate visitors about the historic landscape and activities associated with the Grant-Kohrs Ranch.

### **Views and Vistas**

[see Map EC-42 at the end of this section]

Views from within the Development Zone are generally open and expansive within the developed area, and include views of the Warren pasture and residence, the railroad corridor, and the development along Business Loop 90 (particularly the fairgrounds). Views of the western foothills are also visible, although less prominent than from other area of the ranch. Views from within the Johnson Creek Riparian Area are generally filtered by the vegetation contained there, and generally enclosed because of the sloping topography found along the creek.

### **Buildings and Structures**

[see Map EC-41 at the end of this section]

The **Curation Storage Facility (CSF)** (004), (see Photo 3-9-5) is located at the southeastern corner of the CLR study boundary, north of the Deer Lodge town limits, and east of the railroad tracks. The facility houses curated items in a temperature-controlled environment. The T-shaped,

metal pole-barn building has a short rectangular entrance ell leading into a longer, perpendicular ell which acts as a warehouse. The building has red, metal, vertical siding with a silver, standing-seam gabled roof. The main entrance, a white metal pedestrian door, is centrally located on the western end of the short office ell. This western elevation also contains two windows, a metal, roll-up garage door, a second pedestrian door, and three vents in the gable end. This entire elevation is recessed into a continuous extended wall and roofline.

The small, rectangular **Visitor Contact Station** (002), (see Photo 3-9-8) is located northwest of the CSF. The wooden, exposed-frame building has a gabled roof covered with wood shingles. The gable ends are filled with vertical wood siding. A vent pipe sits at the western end of the roof. The main entrance and a window are located on the southern elevation. A second window is located on the west elevation. A wood-decked stoop with hand rails leads to the main entrance while a wood ramp with rails runs parallel to the western half of the southern elevation. This structure was a former granary obtained from the old Kohrs "upper ranch" site. It was refitted as a temporary visitor contact station in 1975.

A small **Restroom** (001), (see Photo 3-9-9) of log construction, is located just east of the Visitor Contact Station. The round log walls are sealed with white lime mortar daubing. The gabled roof is covered with wood shingles and has horizontal board siding in the gable ends. The entrance consists of a single wood door offset on the southern elevation. Windows, consisting of four parallel, vertical, rectangular lights are located on the northern and eastern elevations. The building is set on cinder blocks at corners only. This structure was a log cabin, formerly used as a pig pen, and obtained from the old Kohrs "upper ranch". It was refitted as a temporary public restroom in 1975.

Descriptions of the railroad trestles are found in the Railroad Corridor/Barrow Pits component landscape section.

### **Objects and Small-scale Features**

[see Map EC-43 at the end of this section]

Because the Development Zone landscape is highly visible and heavily used by tourists, fencing is interpretive and ornamental. It also serves the functional purpose of containing cattle.

The sole type of fencing is the **Jack-Leg fence**. Two wood posts are crossed at the top to form an X-shape. One horizontal rail rests in the crux of the X while 3 more rails are attached to the exterior of one post to form an angled fence. A fifth rail is attached to the lower side of the opposite pole for added strength and security. All wood members of the fence are un-milled and unfinished.

Three types of gates are used in conjunction with fencing in this landscape. The **Overhead Gate**, (see Photo 3-9-10) consists of two, tall vertical wood posts supporting a top-mounted, horizontal, wood beam. The **5-rail Braced Gate**, (see Photo 3-9-10) has a hinge-post almost twice the height of the gate and has a long, diagonal brace leading from the top of the hinge-post to the opposite corner of the gate. This brace prevents and corrects sagging. These two types of gates are used in various combinations; the overhead gate supporting the braced gate and the braced gate supported only by the adjacent fence. In addition, adjacent to the railroad tracks along the paved path to the ranch, two overhead gates are connected by two extra top beams to form a square structure. The path passes beneath from east to west while two braced gates are located on the north and south sides of the structure.

The third type of gate is the **Typical Ranch Gate** seen in several places throughout the CLR study boundary. This wooden gate consists of five milled boards attached horizontally to support posts at either end. The gate is braced on each side with a central vertical board and two diagonal boards. Although it is unpainted and unfinished, this type of gate is often painted red.

Other small scale features include several wooden entrance **bollards** located on either side of the visitor entry drive (see Photo 3-9-10). These bollards appear to be constructed of cut logs (approximately 4" in diameter) set directly into the ground. A small **wooden bench** is located along the interpretive trail. It is mounted on four wooden posts.

Several signs are located throughout the Development Zone area. These include the large wooden **entrance sign**, which is suspended by chains from an overhead gate (see Photo 3-9-10). This gate is constructed of two, tall vertical wood posts supporting a top-mounted, horizontal, wood beam. This sign is located on the southern side of the visitor entry drive. Other signs consist of the following:

The design of the **Deer Lodge Valley** sign mimics the historic overhead gates found throughout the ranch (see Photo 3-9-11). It is constructed of two, approximately 10 foot high square wooden posts supporting a top-mounted, horizontal square wood beam with notched ends. This feature is constructed of milled lumber and is intended to look rustic. A wooden sign describing "Deer Lodge Valley" is suspended from metal hooks. Present during the field visit, this sign was removed in 2003.

A small **mounted informational kiosk** (see Photo 3-9-12), is located directly in front of the visitor contact station building. It is mounted on two braced milled wooden posts, and is protected from the elements by a small gabled wood-shingled roof support. This feature is approximately 6 feet high.

A **large interpretive sign** (see Photo 3-9-13), is constructed of imbedded fiberglass and vertically mounted in a metal frame. It measures approximately four feet high by six feet wide, and is located at the north end of the visitor parking lot. This sign welcomes visitors to the Grant-Kohrs Ranch and provides site orientation.

**Small interpretive signs/waysides** (see Photo 3-9-7), are located along the interpretive trail linking the visitor contact station with the home ranch complex. They appear to be constructed of fiberglass contained within a metal frame, and are mounted at an angle on a low profile wooden base.

**Small informational signs** (see Photo 3-9-14), communicate the rules and regulations of the park, such as no bike riding, no smoking, no dogs, etc. They are small metal signs of varying sizes and materials, mounted vertically on small wooden posts.

**Wayfinding signs** provide information concerning pedestrian and vehicular direction. These are typically metal signs mounted vertically on metal posts (see Photo 3-9-15).

A **metal plaque** marking the site's National Historic Landmark status is mounted on a brick and mortar base, approximately 11.5-inch square base (see Photo 3-9-16). The 15-inch by 16-inch

bronze sign is mounted at a 45-degree angle and is located along the interpretive trail. This feature was added by the NPS in 2000.<sup>2</sup>

Other small scale features are located in the center of the western traffic island. These include a **flag and flagpole**, as well as a small wooden **grain wagon** (see Photo 3-9-4). This latter feature is painted orange.

Two brown **metal trash cans** are located outside the restrooms. These features are square, and rest on a concrete pad (see Photo 3-9-9). Two small and one large **trash barrels** are located outside the visitor contact station (see Photo 3-9-12). These are wooden barrels with metal straps. A small wooden **picnic table** is also located to the east of the visitor contact station.

Several other small scale features are located around the perimeter of the restrooms. These include a **fire hydrant**, **manhole cover**, **transformer**, freestanding green **metal utility structure**, and **Travelers Information Station (TIS) pole**. A **fire box** is also located on the east side of the restrooms. It is constructed of wood and measures approximately four feet wide, three feet high, and two feet deep (see Photos 3-9-6, 3-9-17, and 3-9-18).

### **Missing & Archeological Resources**

[see Map EC-41 at the end of this section]

The historic home site of the **Stuart cabin** is located in this component landscape. This land was acquired by Conrad Kohrs in 1884. The 1883 Stoner bird's-eye drawing of Deer Lodge shows what appears to be a cluster of five buildings in this vicinity (the arrow indicating the direction of Deer Lodge is reversed). Research indicates that Conrad Warren tore the homestead down ca. 1935 so hobos from the railroad wouldn't camp out in it.<sup>3</sup>

An old/abandoned irrigation ditch is located on the present site of the Curation Storage Facility. The water source and use of this feature is unknown.

<sup>2</sup> Grant-Kohrs Ranch National Historic Site, "Reference No. GRKO-2000-3, Erect National Historic Landmark Plaque Wayside," Memorandum to Montana State Historic Preservation Office (On file at Grant-Kohrs NHS archives, June 27, 2000).

<sup>3</sup> W.M. Brown 1975, *Archeological Salvage Investigation Report* (On file at Grant-Kohrs Ranch NHS Archives).



JMA, October 2002

Photo 3-9-1 : (RG-06) Johnson Creek riparian zone within Visitor Center area.



JMA, October 2002

Photo 3-9-2 : (RA-15) Visitor Entry Drive off Business Loop 90.





JMA, October 2002

Photo 3-9-3 : (RA-21) Visitor Parking Area.



JMA, October 2002

Photo 3-9-4 : (RB-04) Grass traffic islands with flagpole and grain wagon.



JMA, October 2002

Photo 3-9-5 : (RG-04) Curation Storage Facility (004), access drive, and parking area.



JMA, October 2002

Photo 3-9-6 : (RB-09) Asphalt sidewalk and fire hydrant.





JMA, October 2002

Photo 3-9-7 : (RC-21) Pedestrian walk continues under railroad trestle to Home Ranch area. Small interpretive sign at left.



JMA, October 2002

Photo 3-9-8 : (RC-02) Visitor Center (002) and trash barrels.



JMA, October 2002

Photo 3-9-9 : (RB-14) Rest rooms (001) and trash cans.



JMA, October 2002

Photo 3-9-10 : (RA-12) Overhead Gate with 5-Rail Braced Gate, Entry Sign, and Entrance Bollards.





JMA, October 2002

Photo 3-9-11 : (RB-8) Square Wood Post and Beam sign (removed).



JMA, October 2002

Photo 3-9-12 : (RC-1) Mounted Information Kiosk.





JMA, October 2002

Photo 3-9-13 : (RB-16) Large Interpretive Sign



JMA, October 2002

Photo 3-9-14 : (RC-7) Small informational signs.





JMA, October 2002

Photo 3-9-15 : (RA-19) Wayfinding Signs.



JMA, October 2002

Photo 3-9-16 : (RD-6) Metal plaque and wood bench.



JMA, October 2002

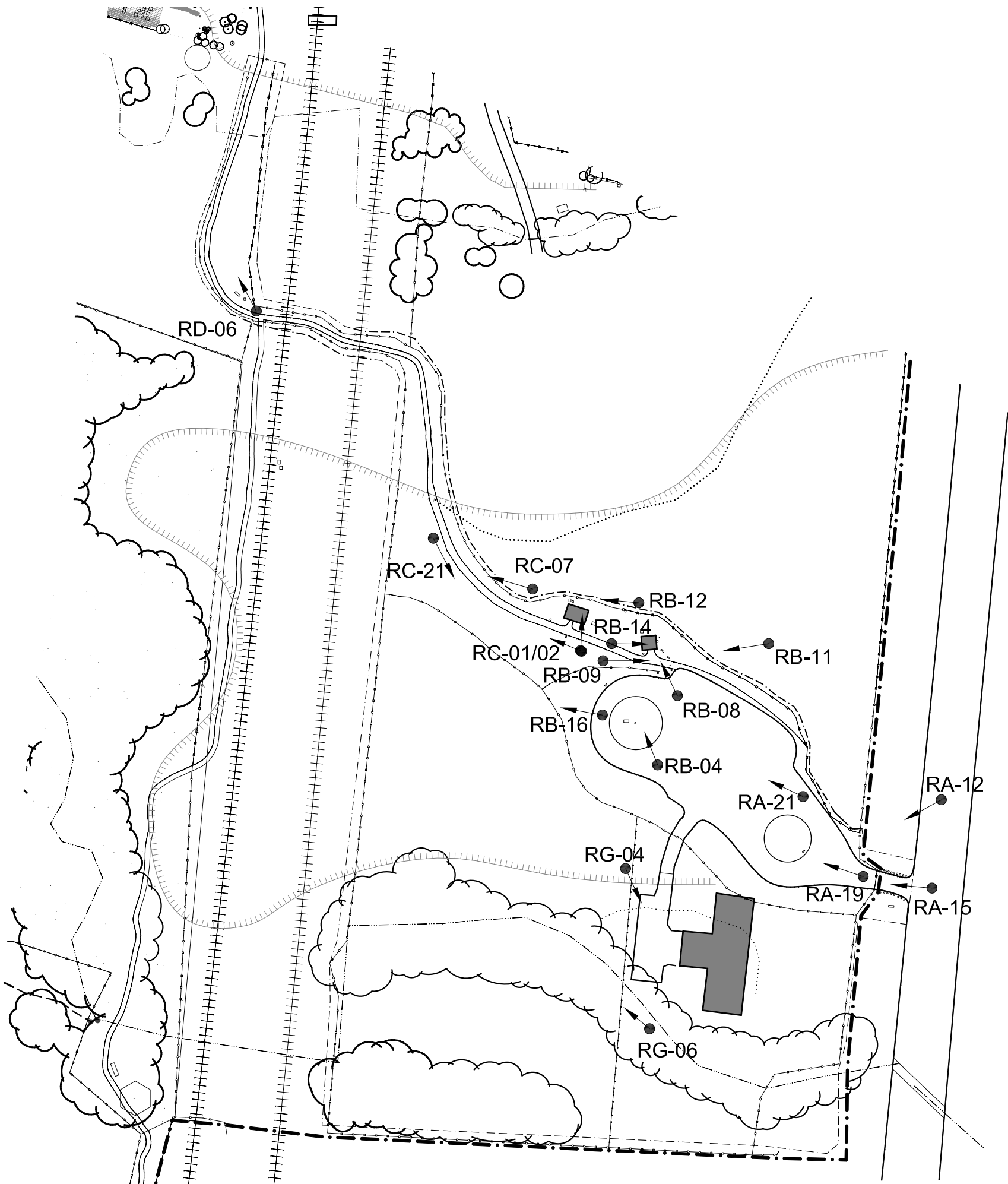
Photo 3-9-17 : (RB-11) Fire box and transformer.



JMA, October 2002

Photo 3-9-18 : (RB-12) TIS pole, utility structure and picnic table.





Legend:

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|-----------------|--------------------------|--------------------------------------|
| Roads           | Railroad                 | Lateral Ditches                      |
| Vegetation      | Buildings/<br>Structures | Component Landscape<br>Boundary Line |
| Bench           | Springs                  | GRKO Boundary Line                   |
| Fences          | Old Ditches              | Beaver Lodges                        |
| Streams/Sloughs | Main Ditches             |                                      |



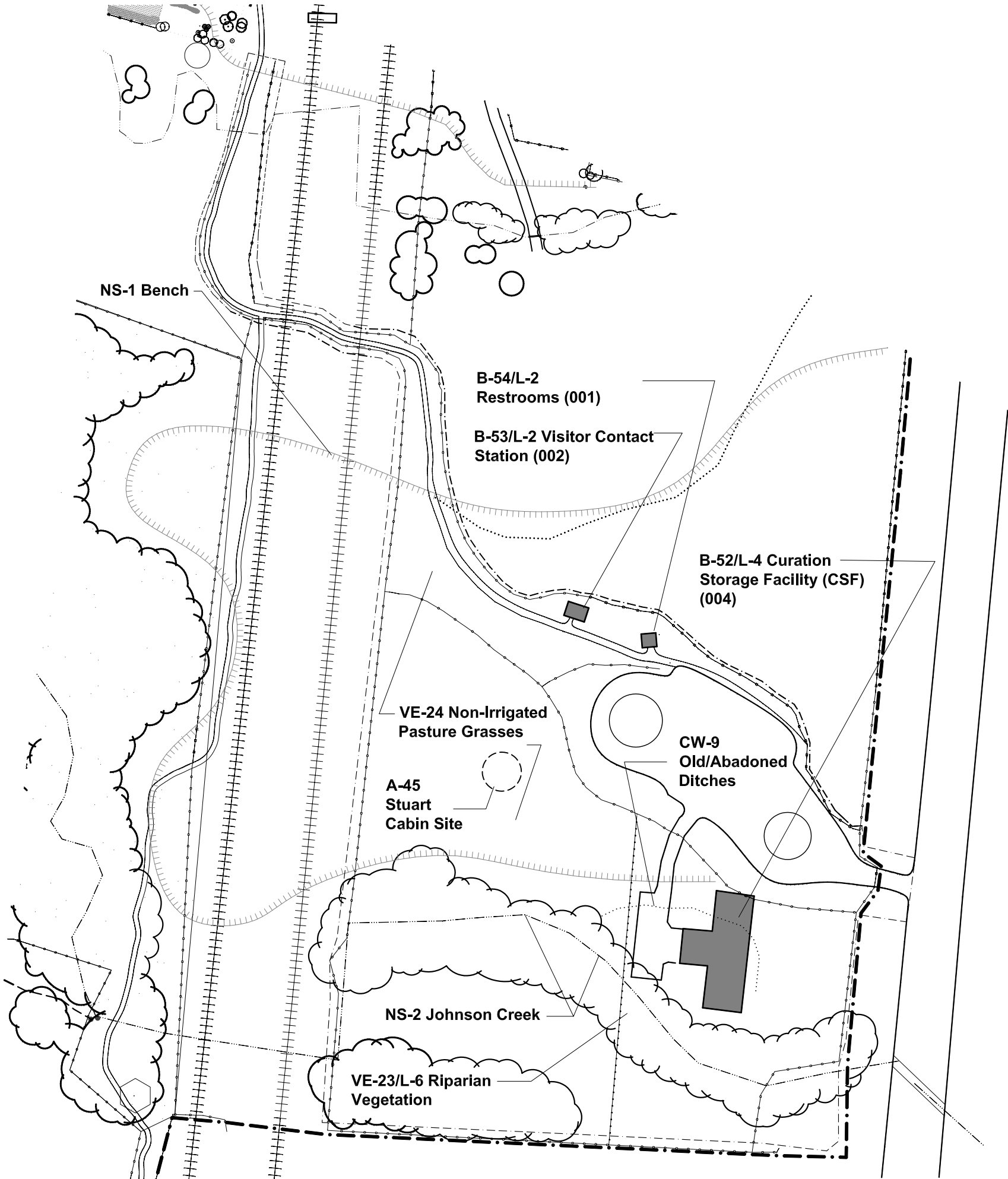
Not to Scale

**Map Sources:** Base mapping referenced to Grant-Kohrs Ranch National Historic Site 1994 aerial photographs and Montana 1:24,000 scale State Plane DRG quadrangles. GIS data was exported into Autocad format for production of base maps and further further detailed with additional data collected in the field.

The following data was provided by the National Park Service, Grant-Kohrs Ranch National Historic Site GIS Program (shapefile format), which was compiled 1998 and updated/field-checked by OCULUS/JMA during the October 2002 site visit: fences and gates; boundary lines; utility lines; fire hydrants; irrigation ditches, headgates, pipes, and risers; culverts; river boundaries; roads; railroad tracks; unvegetated slickens and tailings; fields; trails; cottonwood trees; beaver lodges and dams; hydrology; and groundwater monitoring wells. Metadata for this data is available from World Wide Web: [http://www.nps.gov/gis/metadata/grko/]. Wetlands, hypsography (topography), and Montana 1:24,000 scale State Plane DRG quadrangles were derived from Montana State Library Natural Resource Information System, metadata available from: [http://nris.state.mt.us/gis/datalist.html].

A/E FIRM  PRIME NAME: Susan Maxman Architects CITY, STATE: Philadelphia, PA  SUBCONTRACTOR NAME: John Milner Associates, Inc. CITY, STATE: Charlottesville, VA	DESIGNED:	SUB SHEET NO.  <b>P-11</b>	EXISTING CONDITIONS INVENTORY		DRAWING NO.
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	TECH. REVIEW:		PHOTO STATION POINT MAP		
	KLS, RMM		GRANT-KOHR'S RANCH NATIONAL HISTORIC SITE		PKG. NO.
	DATE: JULY 2004				SHEET OF





- Legend:**
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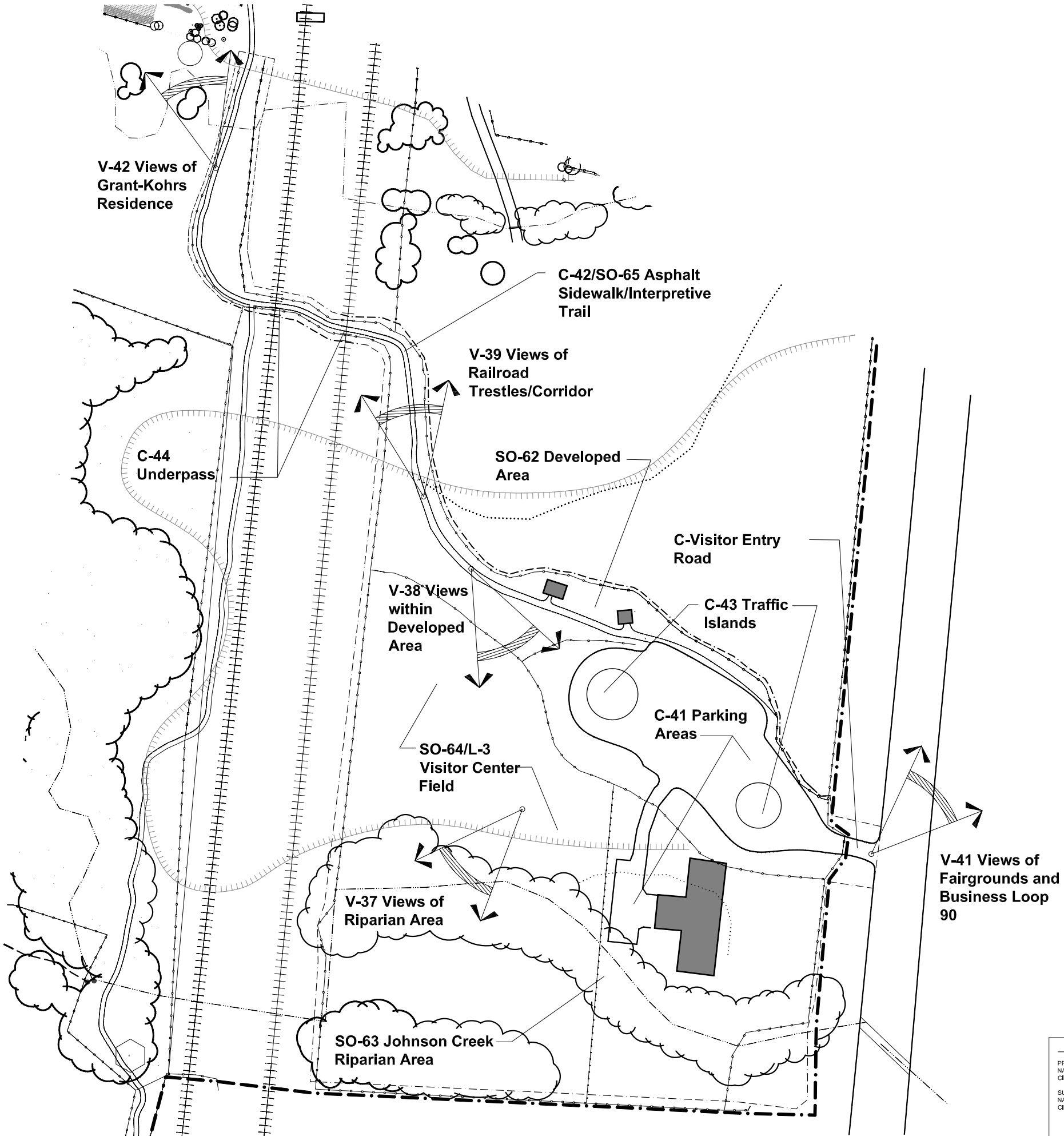
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**Map Sources:** McChristian, Douglas C. *Ranchers to Rangers: An Administrative History of Grant-Kohrs Ranch National Historic Site*. National Park Service, Rocky Mountain Cluster, 1977. Base mapping referenced to Grant-Kohrs Ranch National Historic Site 1994 aerial photographs and Montana 1:24,000 scale State Plane DRG quadrangles. GIS data was maps and further further detailed with additional data collected in the field.

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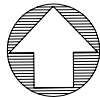
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	DRAWN:		<div>DEVELOPMENT ZONE</div> <div>NATURAL SYSTEMS, BUILDINGS, LAND USE, CONSTRUCTED WATER FEATURES, AND MISSING FEATURES</div> <div>GRANT-KOHR'S RANCH NATIONAL HISTORIC SITE</div>			
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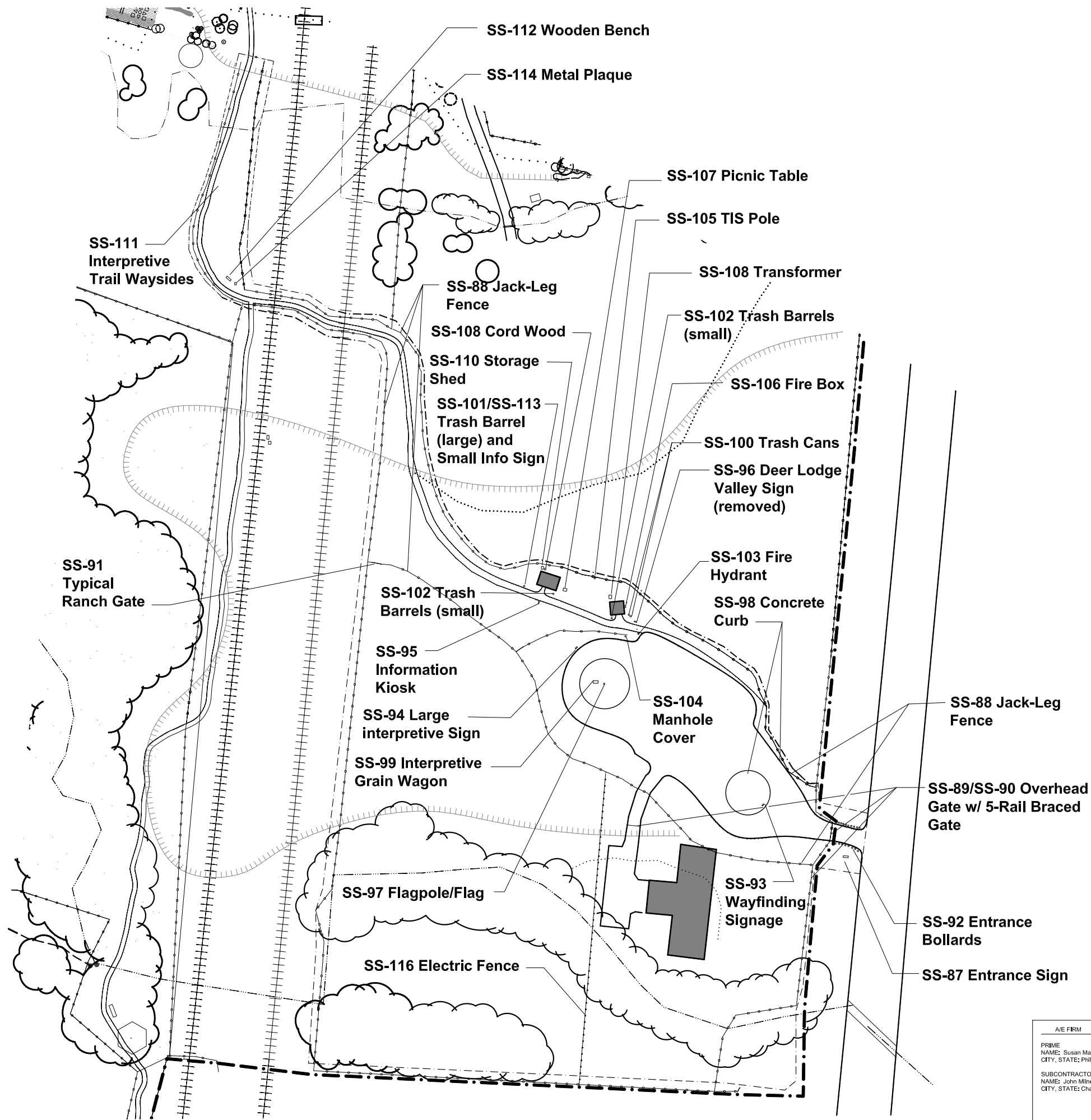
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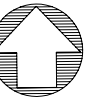
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